

WICHITA HISTORIC PRESERVATION BOARD MINUTES
14 JULY 2003
CITY HALL, 455 N. MAIN, 10TH FLOOR-MAPD CONFERENCE ROOM
3:00 P.M.

The regular meeting of the Historic Preservation Board was held Monday, June 9th, 2003 at 3:00 P.M. in the Metropolitan Area Planning Department's Conference Room, City Hall – Tenth Floor, 455 N. Main, Wichita, Kansas.

ITEM NO. 1 ROLL CALL

The meeting was called to order and board members stated their names.

Members Present : Jim Guy (Vice Chair)
 Mim Hiesterman
 George Platt
 Kim Edgington
 Paul Cavanaugh

Members Absent : Stan Shelden
 Randal Steiner

Staff Present : Kathy Morgan, Senior Planner, Historic Preservation, MAPD
 Jeanne L. de Grasse, Planning Analyst

ITEM NO. 2 ADDITIONS OR ADJUSTMENTS TO THE AGENDA

Motion #1: Motion was made by Guy, seconded by Cavanaugh, to add HPC2003-00132 and HPC2003-00133 to the agenda under Item 7. Motion carried unanimously (5-0).

ITEM NO. 3 REVOLVING LOAN FUND UPDATE

Kathy Morgan reported the loan balances as of May 31, 2003.

Revolving Loan Fund – Residential	\$92,421.83
Revolving Loan Fund – Non-residential	\$0 - amount in this account was transferred to a loan for the Air Museum
Deferred Loan Fund – Residential	\$74,030.00

ITEM NO. 4 CORRESPONDENCE

There was no correspondence included in the packets for this month.

ITEM NO. 5 APPROVAL OF MINUTES FROM THE 27 MAY AND 9 JUNE 2003 BOARD MEETINGS

Motion #2: Motion was made by Cavanaugh, seconded by Platt, to approve the minutes from the 27 May 2003 meeting. Motion carried unanimously (5-0).

Motion #3 : Motion was made by Cavanaugh, seconded by Edgington, to approve the minutes from the 9 June 2003 meeting. Motion carried unanimously (5-0).

ITEM NO. 6 OLD BUSINESS

There was no old business.

ITEM NO. 7 CERTIFICATE OF APPROPRIATENESS APPLICATIONS

1. **MINOR:** (HPC2003-00101) Environs, Lassen Hotel
 APPLICANT: Buckley Roofing
 FOR: 146 & 148 N. Market

Applicant proposes to remove existing roof, replace with insulation and modified bitumen built-up roof.

2. **MINOR:** (HPC2003-00112) Environs, Occidental Hotel
 APPLICANT: Larry Booze Roofing
 FOR: 322 N Main

Applicant proposes to tear off existing B.U.R. roofing to deck, replace with glass felt and rubberoid modified bitumen roofing.

3. **MINOR:** (HPC2003-00115) Environs, Ark Valley Lodge
 APPLICANT: Larry Booze Roofing
 FOR: 731 N Main – Main St Fire Station

Applicant proposes to apply Henry 229 aluminum emulsion coating to entire B.U.R roofing.

4. **MINOR:** (HPC2003-00118) Environs, Navarre, Nokomis and Virginia Apartments
 APPLICANT: George Lay Signs
 FOR: 330 N Broadway

Applicant proposes to install signage of lettering and/or cross-and-flame logos on elevations of building.

5. **MINOR:** (HPC2003-00122) Environs, Old County Courthouse
 APPLICANT: Wray Roofing
 FOR: 402 N Market / YMCA

Applicant proposes to tear off 8,000sq ft of built-up roofing and replace with ½" insulation, built-up roofing, and gravel.

6. **MINOR:** (HPC2003-00123), Park Place/Fairview Historic District
 APPLICANT: Fisher Roofing
 FOR: 302 W 13th Street

Applicant proposes to repair and/or replace built-up roofing and felt using like materials and hot asphalt.

Motion #4: Motion was made by Cavanaugh, seconded by Platt, to receive and file Certificates of Appropriateness HPC2003-101, -112, -115, -118, -122, and -123. Motion carried unanimously (5-0).

7. **MAJOR:** (HPC2003-00106) Environs, Wellington Place
 APPLICANT: Thomas B Mierau and Lois Y Barrett
 FOR: 1837 Fairview

Applicant proposes to build a new 22'x30' garage and a 16'x6' breezeway that connects garage to house, and to repair porch, siding, and windows to match as closely as possible the original 1905 appearance.

Motion #5: Motion was made by Cavanaugh, seconded by Edgington, that the project as presented does not encroach, damage, or destroy the environs of Wellington Place. Motion carried unanimously (5-0).

8. **MAJOR:** (HPC2003-00107) Environs, Wichita Warehouse and Jobbers Historic District
 APPLICANT: Miracle Sign Company
 FOR: 312 N Mosley

Applicant proposes to remove existing signage and replace with a 3'x5' plastic face with screened image cabinet sign illuminated from the interior.

The applicant requested that staff withdraw the application from the agenda.

9. **MAJOR:** (HPC2003-00108) Environs, Senator Long House
 APPLICANT: Louis Confessori
 FOR: 335 N Vassar

Applicant proposes to remove exterior covering/bulkhead to basement and remove door entrance to basement which is below ground level, and replace with a solid wall to seal basement.

Motion #6: Motion was made by Platt, seconded by Cavanaugh, that the project as presented does not

encroach, damage, or destroy the environs of the Senator Long House. Motion carried unanimously (5-0).

10. **MAJOR:** (HPC2003-00124) Environs, Hayford Buildings and Occidental Hotel
 APPLICANT: Big Brothers and Big Sisters of Sedgwick County / BBBS of Kansas
 FOR: 300 N Broadway

Applicant proposes to replace windows, redesign entrances, add EFIS over existing stucco, remove or repaint enamel panels over window courses, and add decorative cut-out elements.

Motion #7: Motion was made by Platt, seconded by Cavanaugh, that the project as presented does not encroach, damage, or destroy the environs of the Hayford Buildings and Occidental Hotel. Motion carried unanimously (5-0).

11. **MAJOR:** (HPC2003-00126) Environs, Case International Harvester Building
 APPLICANT: D D Realty
 FOR: 330 & 334 N Mead, Bldg B

Applicant proposes to build a new 3 story building in Old Town Square. Building has apartments on upper floors, commercial on ground floor.

Motion #8: Motion was made by Platt, seconded by Edgington, that the project as presented does not encroach, damage, or destroy the environs of the Case International Harvester Building. Motion carried unanimously (5-0).

12. **MAJOR:** (HPC2003-00132) Wichita Historic Warehouse and Jobbers District
 APPLICANT: Frank Whitmer c/o Mort's Cigar Bar
 FOR: 923 E 1st Street

Applicant proposes to attach a walk-in cooler to south side of building. Access to cooler will be from inside through a new opening/doorway. Cooler will be screened with cedar fencing.

Motion #9: Motion was made by Shelden, seconded by Guy, to receive and file Certificate of Appropriateness HPC2003-132. Motion carried unanimously (5-0).

13. **MAJOR:** (HPC2003-00133) Environs, Judge Wall House
 APPLICANT: Steve Jahn c/o The Nifty Nut House
 FOR: 537 N St Francis

Applicant proposes to attach a 20' x 50' x 20' tall walk-in cooler structure to the back/east side of building, sided to match main structure.

Motion #10: Motion was made by Cavanaugh, seconded by Platt, that the project as presented does not encroach, damage, or destroy the environs of the Judge Wall House. Motion carried unanimously (5-0).

ITEM NO. 8 MISCELLANEOUS MATTERS

1. Election of Board Officers – deferred until full board is present.
2. Dave Burk to address the Board on signage reviews in Old Town – Mr. Burk spoke to the board in support of enabling staff to sign off on signage.
3. Approval of Policy Statement for Staff Review – Kathy Morgan was asked to draft a policy statement, with input from the SHPO, and bring it to the August 11, 2003 HPB meeting.
4. Update on 221 N Market/Fidelity Title Bldg, HPC 2003-00007 – the judge has dismissed one case against the Law Library and Bar Association. Presently, there is a suit against the Historic Preservation Board. A copy of the suit was provided to each Board member.

ITEM NO. 9 ADJOURNMENT

Meeting was adjourned at 4:55pm.